

Development Review Committee

Staff Report

July 29, 2020



Case No:	20-FFO-0003
Project Name:	Dovelyn Farm
Location:	15225 Piercy Mill Road
Owner(s):	Harold Heiner, Dovelyn Farm LLC
Applicant:	Harold Heiner, Dovelyn Farm LLC
Representative(s):	Chris Brown, AICP, BTM Engineering Inc.
Jurisdiction:	Louisville Metro
Council District:	19 – Anthony Piagentini
Case Manager:	Lacey Gabbard, AICP, Planner I

REQUEST(S)

- **Floyds Fork Development Review Overlay**

CASE SUMMARY

The applicant is proposing to create two tracts from one on the Dovelyn Farms LLC site along Piercy Mill Road. The goal of creating two tracts is to construct a single family home. The resulting Tract 1 will be 242,742 square feet (5.5726 acres) and the Residual Tract 2 will be approximately 112.455 acres. Piercy Mill Road and Piercy Mill Trace are both local roads maintained by Louisville Metro. The tracts are located in the Floyds Fork Review Overlay District, therefore the Planning Commission or designee must act upon the development review overlay application.

STAFF FINDING

The proposed plat appears to provide the minimum disturbance necessary within the Overlay to create a new lot and construct a single-family home consistent with the character of nearby residences on a legally created lot of record.

TECHNICAL REVIEW

- Lots created after the effective date of the DRO (1993) are subject to review and approval by the Planning Commission or designee.
- The driveway will need to be constructed of a hard and durable surface (concrete or asphalt) within the right-of-way.
- The proposal complies with all minimum requirements for setback and height, as well as those requirements for the preservation and protection of perennial, blue-line (protected) waterways. The site is approximately 660 feet deep. The protected waterway is to the east of the subject site and will not be located on Tract 1, and will be left undisturbed by any development of Tract 1.
- Tract 1 and therefore any proposed structures will fall outside of the suggested Floyds Fork stream buffer. The proposed Tract 1 is approximately 600 feet from the stream to the east.
- Portions of Residual Tract 2 appear to lie within the FEMA flood area, and Tract 1 does not appear to be in any flood hazard area. MSD will ensure compliance with all applicable local, state, and federal regulations. MSD has no concerns with the overlay proposal.

REQUIRED ACTIONS

- **Approve or Deny the Floyds Fork Development Review Overlay**

NOTIFICATION

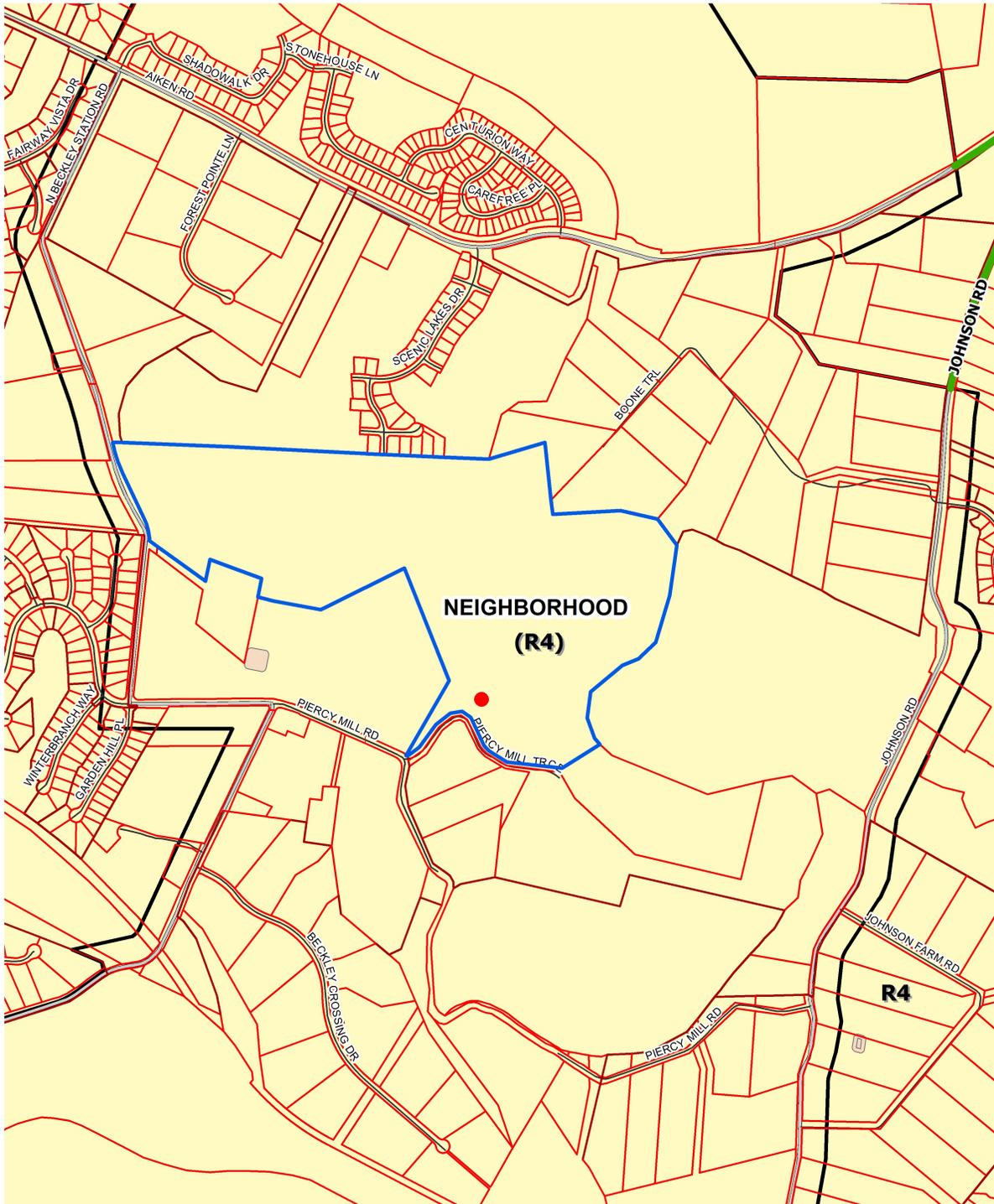
Date	Purpose of Notice	Recipients
7-29-20	Hearing before DRC*	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 19

*FFRO requires 7-21 day notice in advance of the public meeting

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



15225 PIERCY MILL ROAD

feet



950

Map Created: 7/16/2020

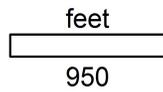


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2. Aerial Photograph



15225 PIERCY MILL ROAD



Map Created: 7/16/2020



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